



Clevecoat Walk, Hart, TS27 3AD
4 Bed - House - Link Detached
£255,000

EPC Rating: D
Council Tax Band: D
Tenure: Freehold

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Clevecoat Walk Hart, TS27 3AD

**** A MUST SEE PROPERTY **** We are delighted to offer to the open market for sale this most impressive, extended four bedroom link detached house. The property occupies a fabulous plot with gardens to three sides, with the side garden leading down to a trickling stream. It also has a driveway which provides off street car parking for three/four cars which leads to the integral garage with a carport to the side. This good sized family home briefly comprises: entrance porch, lobby, extended lounge, separate dining room which has French doors leading to the side garden, kitchen/breakfast room which is well fitted with white units and includes a built-in double electric oven, four ring gas hob, extractor fan and an integrated dishwasher, this in turn leads to a side lobby and a cloakroom/WC. Located to the first floor are four bedrooms and an outstanding bathroom/WC which has a white suite and includes a bath and separate shower cubicle. Externally are well cared for gardens to three sides which have lawned areas with well established flower borders. A noteworthy feature of this property is its side garden which enjoys its fair share of the sun and leads down to a trickling stream for those 'tranquil moments'. Other features include gas central heating via a combination boiler and has uPVC double glazing. Fitted carpets, blinds and a burglar alarm are included in the asking price. Clevecoat Walk is located in a small cul de sac which can be found in the Historic Village of Hart. It is within strolling distance to the Local Primary School and Ancient Saxon Church. This well maintained property can only be truly appreciated upon internal inspection.











ENTRANCE PORCH

uPVC double glazed entrance door with matching side screen and picture window to side.

INNER LOBBY

Staircase to first floor.

EXTENDED LOUNGE 11'6 x 19'4 (3.51m x 5.89m)

White 'traditional' style fire surround with electric fire.

SEPARATE DINING ROOM 13'6 x 10'4 (4.11m x 3.15m)

uPVC double glazed French doors leading to the side garden.

SUPERB KITCHEN/BREAKFAST ROOM 12'2 x 9'7 (3.71m x 2.92m)

Well fitted with white base, wall and drawer units, grey 'marble' effect working surfaces in an 'L' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob, canopy housing illuminated extractor fan above, built-in fan assisted electric double oven to side, integrated dishwasher, recess with plumbing for automatic washing machine, under stairs storage cupboard.

SIDE LOBBY

Built-in storage cupboard with double opening doors housing wall mounted Main gas combination boiler. Door to carport.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with tiled splashback, close coupled WC.

FIRST FLOOR: LANDING

Built-in storage cupboard, hatch to a loft space accessed via a pull down ladder.

BEDROOM 1 (front) 13'0 x 12'1 incl robe depth (3.96m x 3.68m incl robe depth)

Fitted sliding wardrobes to one wall.

BEDROOM 2 (front) 13'0 x 8'2 (3.96m x 2.49m)

Built-in single wardrobe.

BEDROOM 3 (rear) 12'2 x 8'10 (3.71m x 2.69m)

BEDROOM 4 (rear) 8'8 x 7'4 (2.64m x 2.24m)

OUTSTANDING BATHROOM/WC 8'8 x 7'0 (2.64m x 2.13m)

Fitted with a four piece white suite comprising: panelled bath with mixer tap and shower attachment, separate shower cubicle with chrome mains shower fitting, pedestal wash hand basin, close coupled WC, beautiful tiling to walls.

OUTSIDE

The property benefits from well cared for gardens to three sides which are laid mainly to lawn with well established flower borders. The side garden has a patio which has steps to the lawn with raised well stocked flower borders, steps lead down to a trickling stream. The enclosed rear garden has a lawn with pebbled borders with a decking area. A driveway to the front of the property provides off street car parking for three/four cars and leads to the integral garage and side carport.

INTEGRAL GARAGE 17'2 x 8'2 (5.23m x 2.49m)

Remote controlled roller shutter door, power points and electric light fitting, personal door to rear garden.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.

Clevecoat Walk Hart, Hartlepool

Approximate Gross Internal Area
1266 sq ft - 117 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C	59	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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